

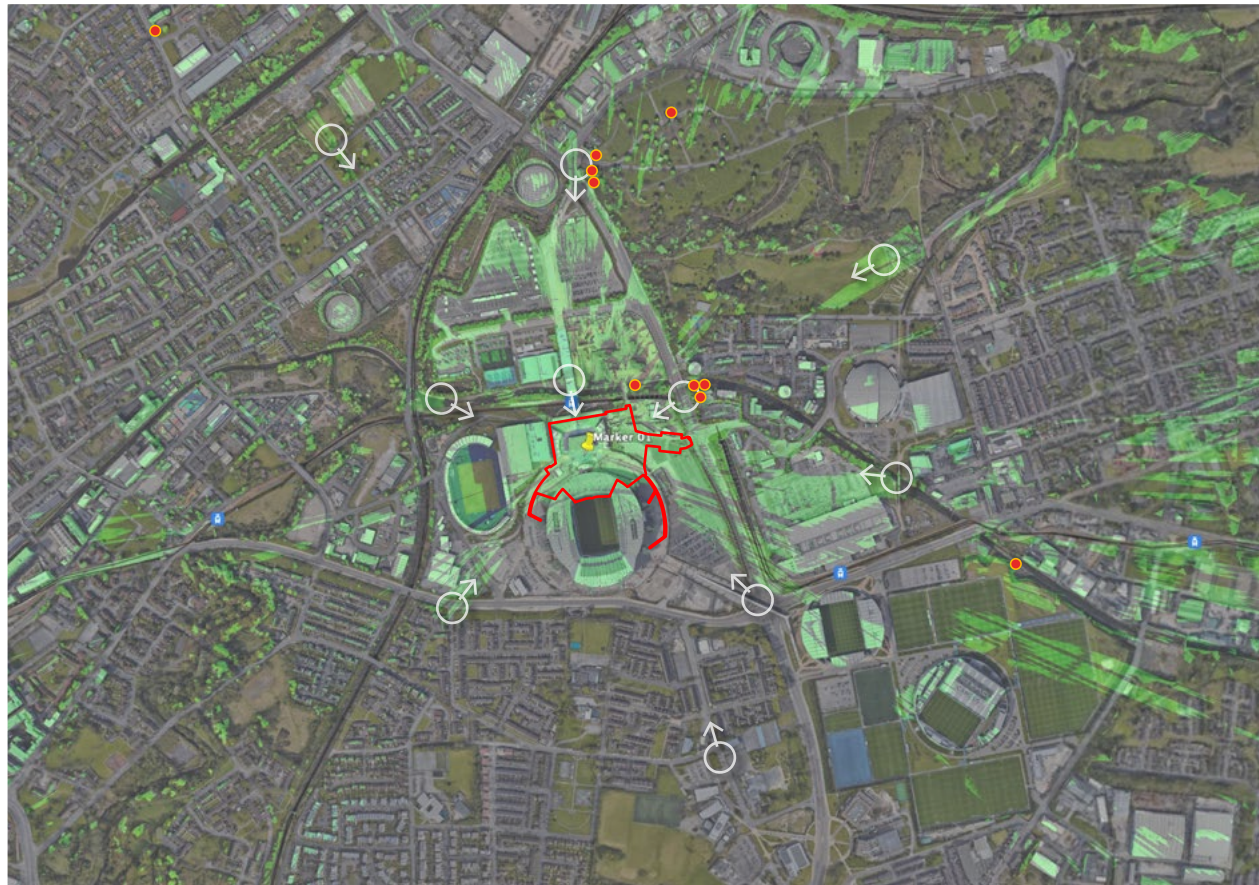
Project North Stand

Appendix 12: Townscape & Visual Impact Assessment

Key Viewpoints



NOT TO SCALE

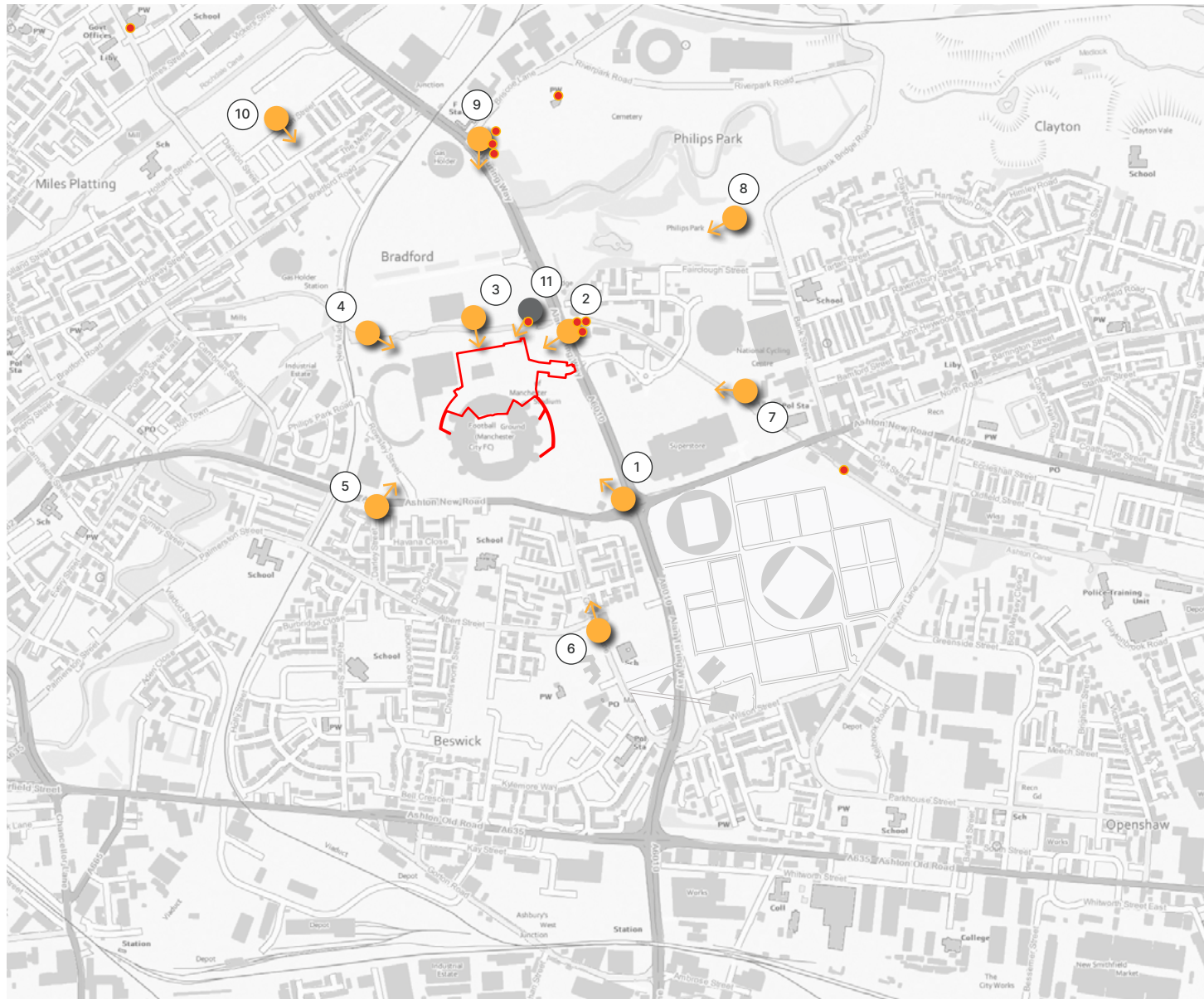


- Key**
- Main Application Boundary
 - Viewpoint location
 - Listed Building

Marker 01 indicates a 35m tall structure located centrally to the northern entrance of the existing Stadium. Green shading indicates potential visibility of Marker 01 in the surrounding context.

Figure 1 - Zone of visual influence (ZVI) Mapping and viewpoint selection (source - Google Earth Pro Viewshed)

NOT TO SCALE



Key

- Main Application Boundary
- Viewpoint location
- Listed Building
- Viewpoint - no photomontage

VIEWPOINTS

Short-range - Appreciation of new buildings from immediate context of surroundings streets, public footpaths and main concourse to Northern Stadium entrance.

Viewpoint 1: View north west from pedestrian footbridge leading to Commonwealth Way, Etihad Stadium.

Viewpoint 2: View south west from footpath entrance to canal and Alan Turing Way - adjacent to Listed Lock Keepers Cottage.

Viewpoint 3: View from Joe Mercer Way looking south to stadium North Stand.

Viewpoint 4: View looking south east towards stadium on CityLink pedestrian and cycle link from Piccadilly Station.

Viewpoint 5: View from footway of A662 Ashton New Road looking north east to Site.

Midrange - Appreciation of new buildings from wider residential areas, open spaces and entrance points on main road network.

Viewpoint 6: View from footway of Grey Mare Lane and residential area to the south.

Viewpoint 7: View from Velopark foot/ cycle bridge looking east towards site.

Viewpoint 8: View from pathway with Philips Park looking east towards site.

Viewpoint 9: View south towards site from pedestrian crossing on Alan Turing Way A6010, at junction with Brisco Lane.

Viewpoint 10: View from pathway in Saxon Saint Park looking south east towards site.

All viewpoints to be fully rendered

Figure 2 - Viewpoints location

View 1: Baseline | View north west from pedestrian footbridge leading to Commonwealth Way, Etihad Stadium.



View 1: Photomontage | View north west from pedestrian footbridge leading to Commonwealth Way, Etihad Stadium.



Committed Development: The Etihad Campus

View 2: Baseline | View south west from footpath entrance to canal and Alan Turing Way - adjacent to Listed Lock Keepers Cottage.



View 2: Photomontage | View south west from footpath entrance to canal and Alan Turing Way - adjacent to Listed Lock Keepers Cottage.



Committed Development: The Etihad Campus

View 3: Baseline | View from Joe Mercer Way looking south to stadium North Stand.



View 3: Photomontage | View from Joe Mercer Way looking south to stadium North Stand.



View 4: Baseline | View looking south east towards stadium on CityLink pedestrian and cycle link from Piccadilly Station.



View 4: Photomontage | View looking south east towards stadium on CityLink pedestrian and cycle link from Piccadilly Station.



Committed Development: The Ethad Campus

View 5: Baseline | View from footway of A662 Ashton New Road looking north east to Site.



View 5: Photomontage | View from footway of A662 Ashton New Road looking north east to Site.



Committed Development: The Etihad Campus

View 6: Baseline | View from footway of Grey Mare Lane and residential area to the south.



View 6: Photomontage | View from footway of Grey Mare Lane and residential area to the south.



Committed Development: The Ethad Campus

View 7: Baseline | View from Velopark foot/ cycle bridge looking east towards site.



View 7: Photomontage | View from Velopark foot/ cycle bridge looking east towards site.



Committed Development: The Etihad Campus

View 8: Baseline | View from pathway with Philips Park looking east towards site.



View 8: Photomontage | View from pathway with Philips Park looking east towards site.



View 9: Baseline | View south towards site from pedestrian crossing on Alan Turing Way A6010, at junction with Brisco Lane.



View 9: Photomontage | View south towards site from pedestrian crossing on Alan Turing Way A6010, at junction with Brisco Lane.



Committed Development: The Etihad Campus

View 10: Baseline | View from pathway in Saxon Saint Park looking south east towards site.



View 10: Photomontage | View from pathway in Saxon Saint Park looking south east towards site.



Committed Development: The Ethad Campus

Leeds

+44 (0)113 824 6413

Liverpool

+44 (0)151 363 1230

London

+44 (0)207 253 5678

Manchester

+44 (0)161 928 9281

Standish

+44 (0)145 360 7080

